


# SMART EPC: Record of Inspection & Site Notes

Inspection Surveyor:	Benjamin Burke
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Report Reference:	6EA2A86D-94CE-4792-8D49-AB495C744EDD
Created On:	10 November 2025
Date of Inspection:	25 September 2025
Property Address:	40, Abbey Place, Crewe, Cheshire, CW1 4JR
Property Photo	

General

Confirm you have checked for the existence of an EPC before carrying out another energy assessment.	Yes
Does an EPC exist at the point of carrying out this energy assessment?	No
Inspection Date:	25/09/2025
Transaction Type:	Grant-Scheme (ECO, RHI, etc.)
Tenure:	Rented Social
Type of Property:	House
Detachment Type:	Mid-terrace
Number of storeys:	2 Storeys
Terrain Type:	Suburban
Number of Extensions:	1 Extension
Is an electricity smart meter present?	Yes
Electric meter type:	Single

Photo of electricity meter:



Photo of electricity meter:

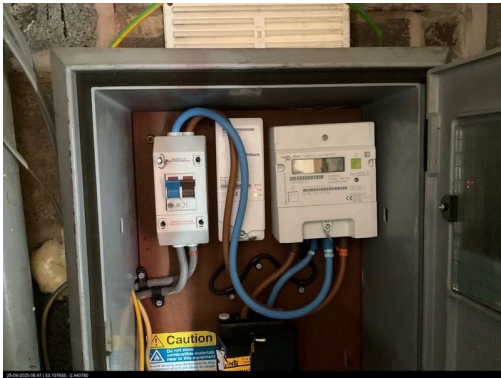


Photo of electricity meter:



Photo of electricity meter:



Is the dwelling export-capable?	Yes
Is mains gas available?	Yes
Is there a gas smart meter?	Yes
Is the gas meter accessible?	Yes

Photo of Gas Meter:



Select Measurements Location:

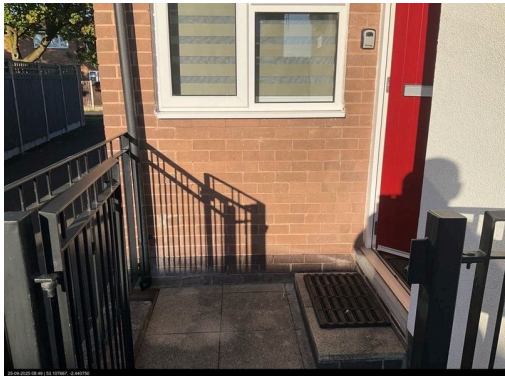
Internal

**Building Construction**

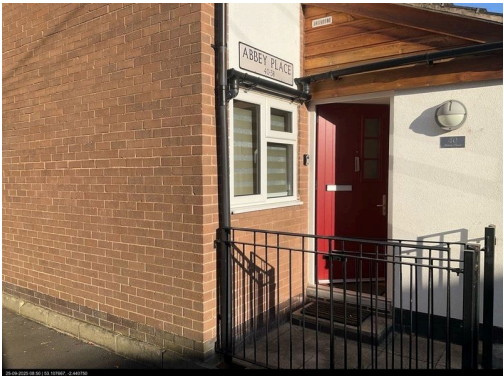
**Main Building**

Age Range:	1950-1966
Record indicators of property age:	local knowledge, enquiries of owner
Walls - Construction Type:	Cavity
Record external indicators of Cavity Construction:	wall thickness over 270 mm

External indicators of Cavity Wall Construction:



External indicators of Cavity Wall Construction:



Walls - Insulation Type:

Filled Cavity

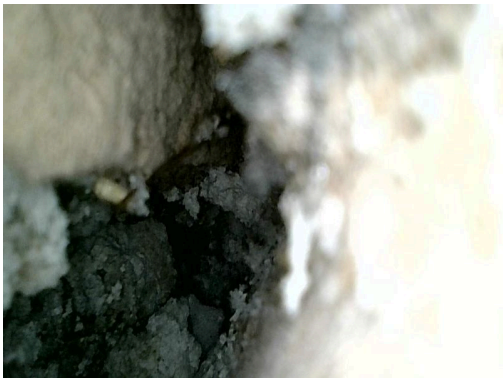
Record indicators of filled cavity:

evidence of cavity fill drill holes

Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:





**Photo indicators of filled cavity insulation:**



**Photo indicators of filled cavity insulation:**



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**Photo indicators of filled cavity insulation:**



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**Photo indicators of filled cavity insulation:**





Photo indicators of filled cavity insulation:

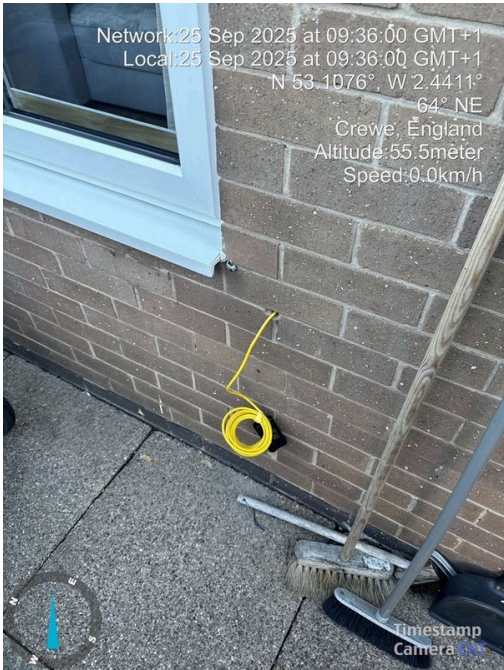


Photo indicators of filled cavity insulation:

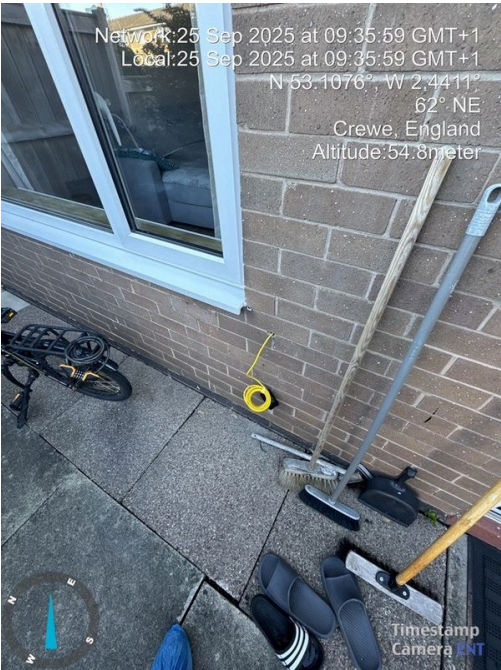


Photo indicators of filled cavity insulation:

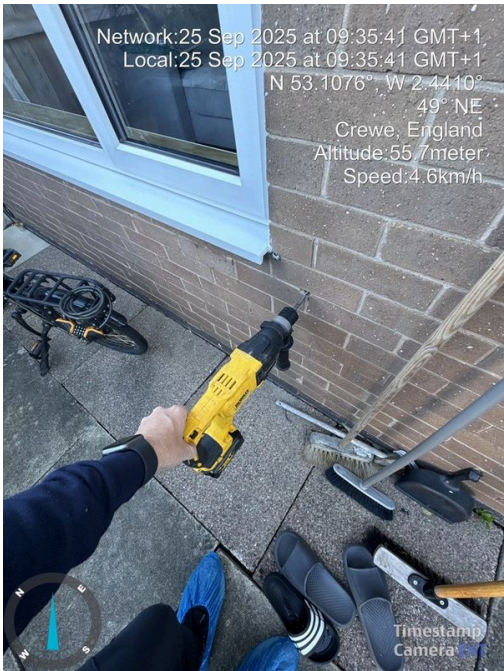


Photo indicators of filled cavity insulation:



Thermal conductivity of wall insulation:

Unknown

Wall U-Value known?

Not Known

Wall thickness:

310 mm

Photo wall thickness:



Party wall construction type:

Cavity Masonry, Filled

Floor type:

Ground Floor

Floor Construction:

Solid

Floor Insulation Type:

As Built

Floor U-Value known?

Not Known

## Extension 1

Age Range:

2003-2006

Record indicators of property age:

local knowledge, enquiries of owner

Walls - Construction Type:

Cavity

Record external indicators of Cavity Construction:

wall thickness over 270 mm

External indicators of Cavity Wall Construction:



Walls - Insulation Type:

As built

Thermal conductivity of wall insulation:

Unknown

Wall U-Value known?

Not Known

Wall thickness:

310 mm

Photo wall thickness:



Party wall construction type:	Cavity Masonry, Filled
Floor type:	Ground Floor
Floor Construction:	Solid
Floor Insulation Type:	As Built
Floor U-Value known?	Not Known

Building Measurements				
	Area (m2)	Height (m)	Heat Loss Perimeter (m)	PWL (m)
Main Building				
Floor 1	35.68	2.19	13.44	10.62
Floor 0	35.68	2.17	11	10.62
Extension 1				
Floor 0	3.8	2	5.7	0

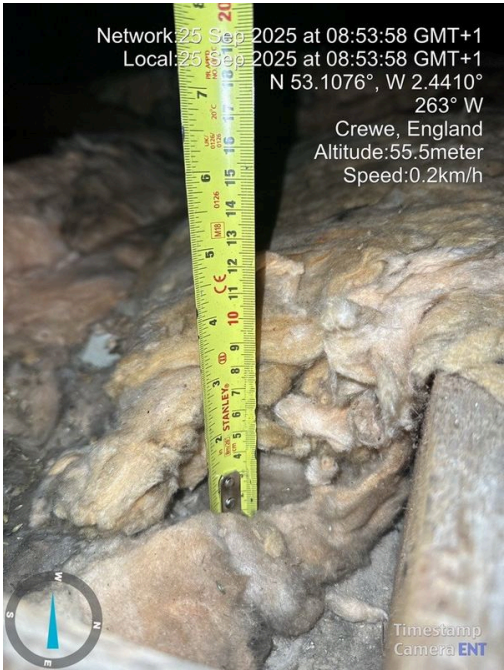
Roof Space	
Main Building	
Roofs - Construction Type:	Pitched roof (Slates or tiles), Access to loft
Roofs - Insulation At:	Joists
Roof U-Value:	Not Known
Roofs - Insulation Thickness:	100 mm



Loft insulation:



Loft insulation:



Loft insulation:



Loft insulation:

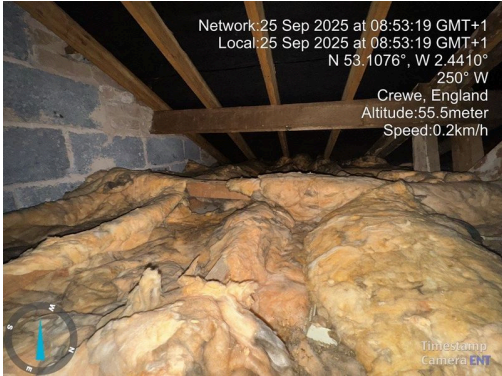


Loft insulation:

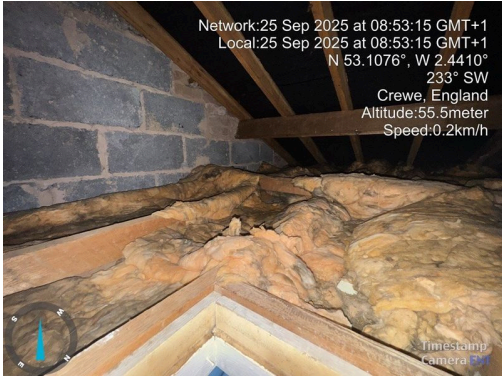




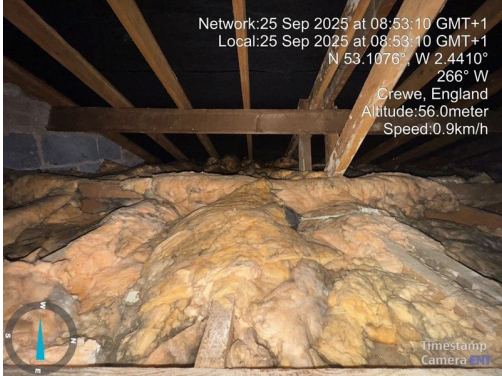
**Loft insulation:**



**Loft insulation:**



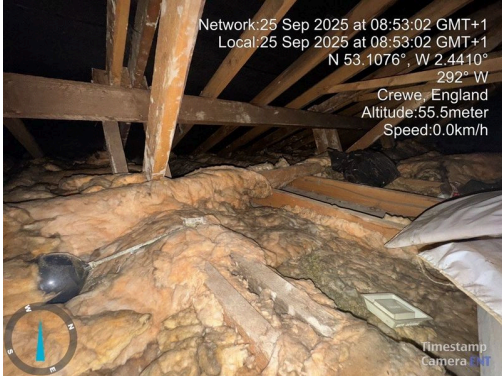
**Loft insulation:**



**Loft insulation:**



**Loft insulation:**



**Loft insulation:**



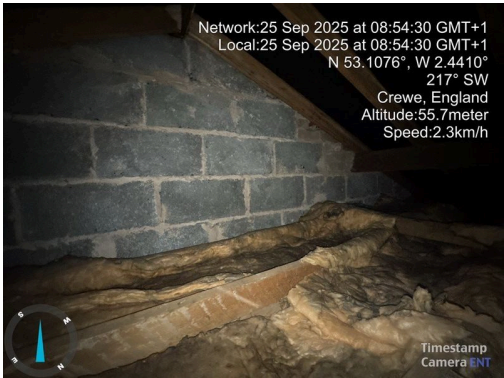
Loft insulation:



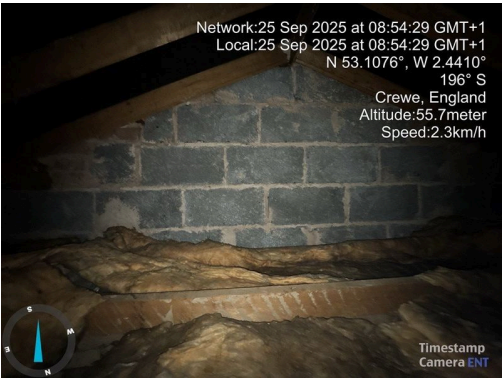
Record indicators of Cavity Wall Construction in roof space:

cavity visible in roof space

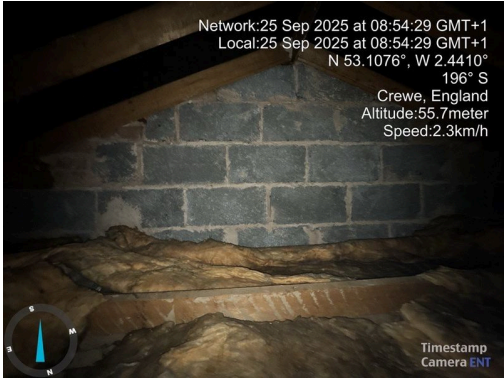
Indicators of Cavity Wall Construction in roof space:



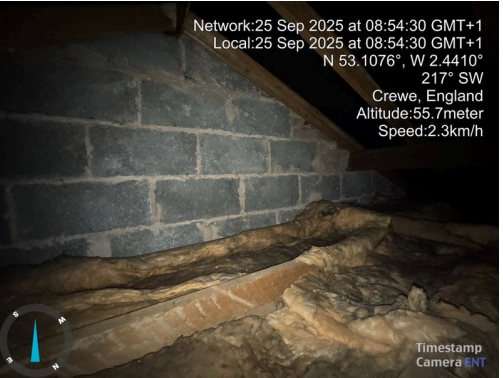
Indicators of Cavity Wall Construction in roof space:



Record indicators of party wall construction in roof space:



Record indicators of party wall construction in roof space:



Are there rooms in the roof?

No

Extension 1

Roofs - Construction Type:

Pitched roof, Sloping ceiling



<b>Roofs - Insulation At:</b>	<b>Sloping ceiling insulation</b>
<b>Roof U-Value:</b>	<b>Not Known</b>
<b>Roofs - Insulation Thickness:</b>	<b>As built</b>
<b>Record indicators of Cavity Wall Construction in roof space:</b>	<b>No indicator of construction visible</b>
<b>Are there rooms in the roof?</b>	<b>No</b>

## Windows

### Window 1

<b>Window location:</b>	<b>Main Building</b>
<b>Window wall type:</b>	<b>External wall</b>
<b>Glazing Type:</b>	<b>Double glazing, Unknown install date</b>
<b>Window type:</b>	<b>Window</b>
<b>Window frame type:</b>	<b>Wooden or PVC</b>
<b>What size is the glazing gap?</b>	<b>16 mm or more</b>
<b>Is the window draught proofed?</b>	<b>Yes</b>
<b>Are there permanent shutters present?</b>	<b>No</b>
<b>Window height:</b>	<b>1.2 m</b>
<b>Window width:</b>	<b>2.3 m</b>
<b>Orientation:</b>	<b>North West</b>

**Photo of glazing type:**



**Photo of glazing type:**



### Window 2

<b>Window location:</b>	<b>Main Building</b>
<b>Window wall type:</b>	<b>External wall</b>
<b>Glazing Type:</b>	<b>Double glazing, Unknown install date</b>
<b>Window type:</b>	<b>Window</b>
<b>Window frame type:</b>	<b>Wooden or PVC</b>
<b>What size is the glazing gap?</b>	<b>16 mm or more</b>
<b>Is the window draught proofed?</b>	<b>Yes</b>
<b>Are there permanent shutters present?</b>	<b>No</b>

Window height:	1.2 m
Window width:	1 m
Orientation:	North West

Photo of glazing type:



Photo of glazing type:



Window 3

Window location:	Main Building
Window wall type:	External wall
Glazing Type:	Double glazing, Unknown install date
Window type:	Window
Window frame type:	Wooden or PVC
What size is the glazing gap?	16 mm or more
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	0.9 m
Window width:	1 m
Orientation:	North East

Photo of glazing type:



Photo of glazing type:



Window 4

Window location:	Extension 1
Window wall type:	External wall



Glazing Type:	Double glazing, Unknown install date
Window type:	Window
Window frame type:	Wooden or PVC
What size is the glazing gap?	16 mm or more
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	0.9 m
Window width:	1 m
Orientation:	North

Photo of glazing type:

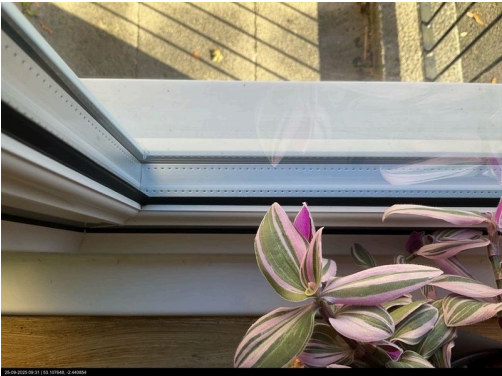
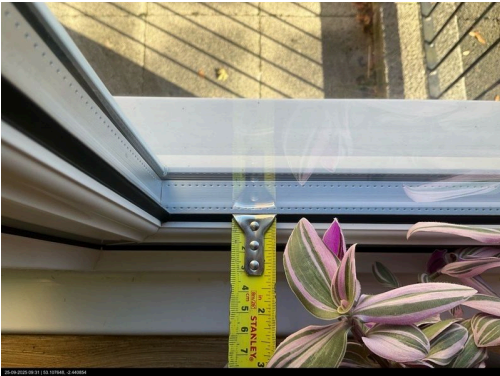


Photo of glazing type:

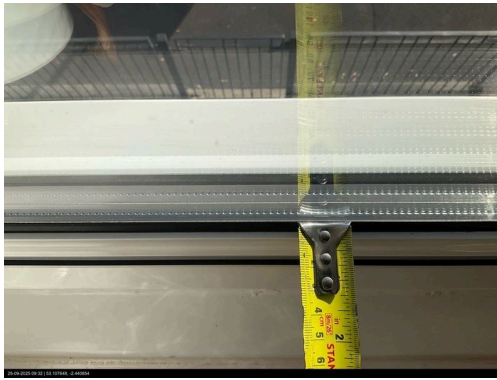


Window 5	
Window location:	Extension 1
Window wall type:	External wall
Glazing Type:	Double glazing, Unknown install date
Window type:	Window
Window frame type:	Wooden or PVC
What size is the glazing gap?	16 mm or more
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	0.9 m
Window width:	1.7 m
Orientation:	North East

Photo of glazing type:



Photo of glazing type:



## Window 6

Window location:	Extension 1
Window wall type:	External wall
Glazing Type:	Double glazing, Unknown install date
Window type:	Window
Window frame type:	Wooden or PVC
What size is the glazing gap?	16 mm or more
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	0.9 m
Window width:	2.3 m
Orientation:	North West

Photo of glazing type:



Photo of glazing type:



## Window 7

Window location:	Extension 1
Window wall type:	External wall
Glazing Type:	Double glazing, Unknown install date
Window type:	Window
Window frame type:	Wooden or PVC

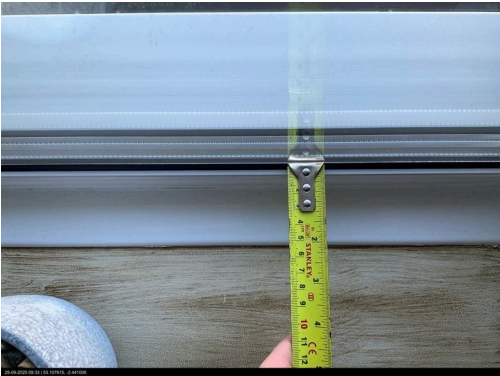


What size is the glazing gap?	16 mm or more
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	1 m
Window width:	1.2 m
Orientation:	North West

Photo of glazing type:



Photo of glazing type:



Window 8

Window location:	Extension 1
Window wall type:	External wall
Glazing Type:	Double glazing, Unknown install date
Window type:	Window
Window frame type:	Wooden or PVC
What size is the glazing gap?	16 mm or more
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	0.9 m
Window width:	1 m
Orientation:	North East

Photo of glazing type:



Photo of glazing type:



Main Heating Systems

Main Heating 1

How would you like to select the Heating System?	PCDF Search
System type:	Boiler with radiators or underfloor heating
Product Id	16839
Manufacturer	Vaillant
Model	ecoTEC pro 28
Orig Manuf	Vaillant
Fuel	Mains gas
S. Efficiency	0
Type	Combi
Condensing	Yes
Year	2005 - 2015
Mount	Wall
Open Flue	Room-sealed
Fan Assist	Yes
Status	Normal status for an actual product
Central heating pump age:	Unknown
Controls:	Programmer, room thermostat and TRVs
Does the boiler have a Flue Gas Heat Recover System (FGHRS)?	No
Is there a weather compensator?	No
Emitter:	Radiators
Emitter Temperature:	Unknown

Photo of heating system:





Photo of heating system:



Photo of heating system:

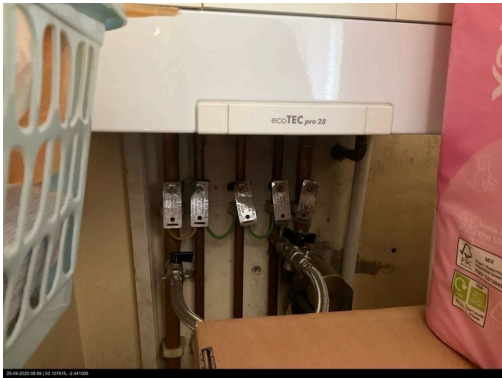


Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating controls:



Photo of heating controls:



**Secondary Heating System**

Secondary Fuel

No Secondary Heating

**Water Heating & Cylinder**

Water Heating Type:

Regular

Water Heating System:

From main heating 1

Cylinder Size:

No Cylinder

**Ventilation**

Ventilation type:

Mechanical Extract - Decentralised

**Photo of ventilation type:**



<b>Has fixed air conditioning?</b>	<b>No</b>
<b>Is the ventilation in the PCDF database?</b>	<b>No</b>
<b>Number of open flues:</b>	<b>0</b>
<b>Number of closed flues:</b>	<b>0</b>
<b>Number of boiler flues:</b>	<b>0</b>
<b>Number of other flues:</b>	<b>0</b>
<b>Number of extract fans:</b>	<b>0</b>
<b>Number of passive vents:</b>	<b>0</b>
<b>Number of flueless gas fires:</b>	<b>0</b>
<b>Pressure test:</b>	<b>No test</b>
<b>Is there a draught lobby?</b>	<b>No</b>

**Conservatories**

<b>Is there conservatory?</b>	<b>No conservatory</b>
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Renewables

Wind Turbines

Has wind turbines?	No
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Solar hot water

Has solar hot water?	No
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Photovoltaics

Has photovoltaic array?	No
Number of PV batteries:	None

Hydro

Is the dwelling connected to Hydro?	No
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Room Count Elements

Number of habitable rooms?	3
Are any of these rooms unheated?	No
Number of external doors?	2
Number of insulated external doors?	0
Number of draughtproofed external doors?	2
Number of open chimneys?	0
Number of blocked chimneys?	0
Number of fixed incandescent bulbs:	4

Photo of incandescent bulbs:



Photo of incandescent bulbs:

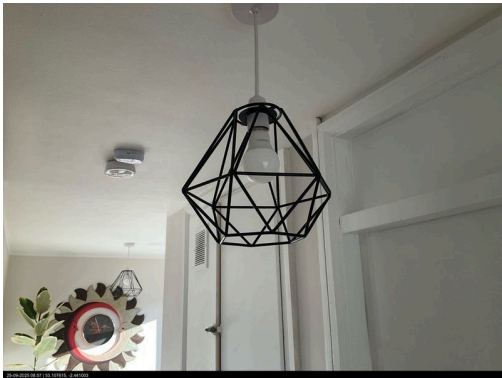


Photo of incandescent bulbs:



Photo of incandescent bulbs:



Is the exact number of LED and CFL bulbs known?

Yes

Number of fixed LED bulbs:

0

Number of fixed CFL bulbs:

1

Photo of CFL bulbs:



Are there any waste water heat recovery systems?

None

Number of baths:

1

How many special features are there at the property?

0

Showers

Shower 1

Shower outlet type:

Non-Electric Shower

Photo of shower:



Photo of shower:



**Customer Response**

Customer present?	Yes
Customer willing to answer satisfaction survey?	No

**Addendum + Related Party Disclosure**

Addendum	None
Related party disclosure	No related party
Hard to treat cavity walls: Property has access issues?	No
Hard to treat cavity walls: Property has high exposure?	No
Hard to treat cavity walls: Property has narrow cavities?	No

**Photographs Required**

General Photos:





External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:

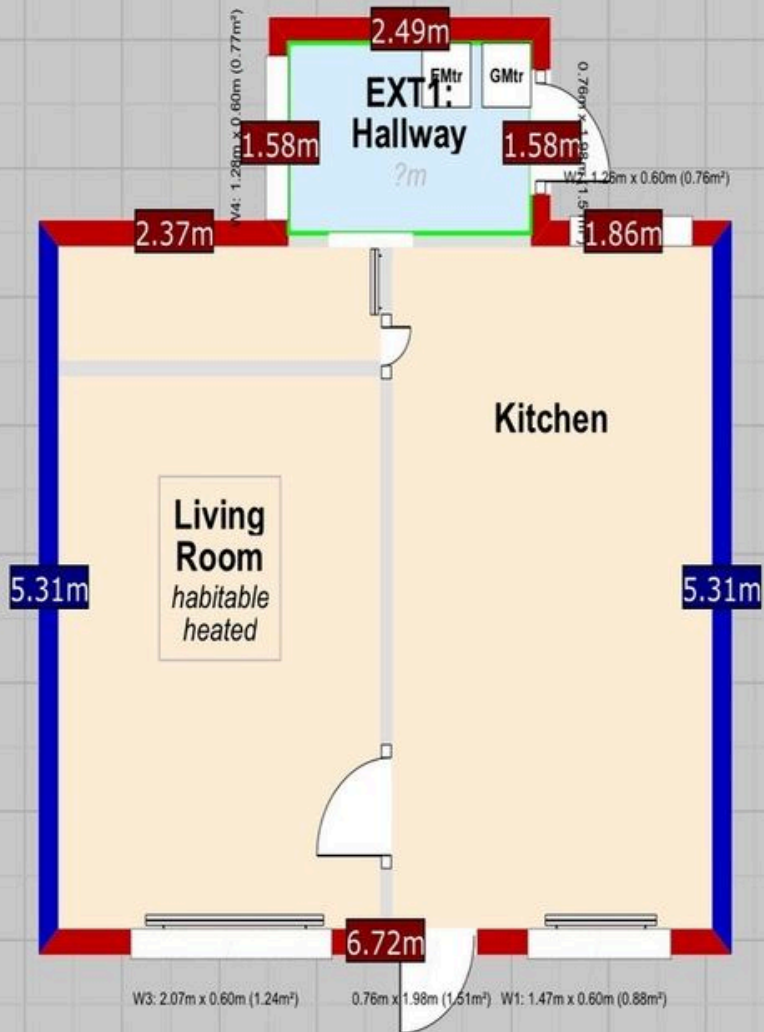


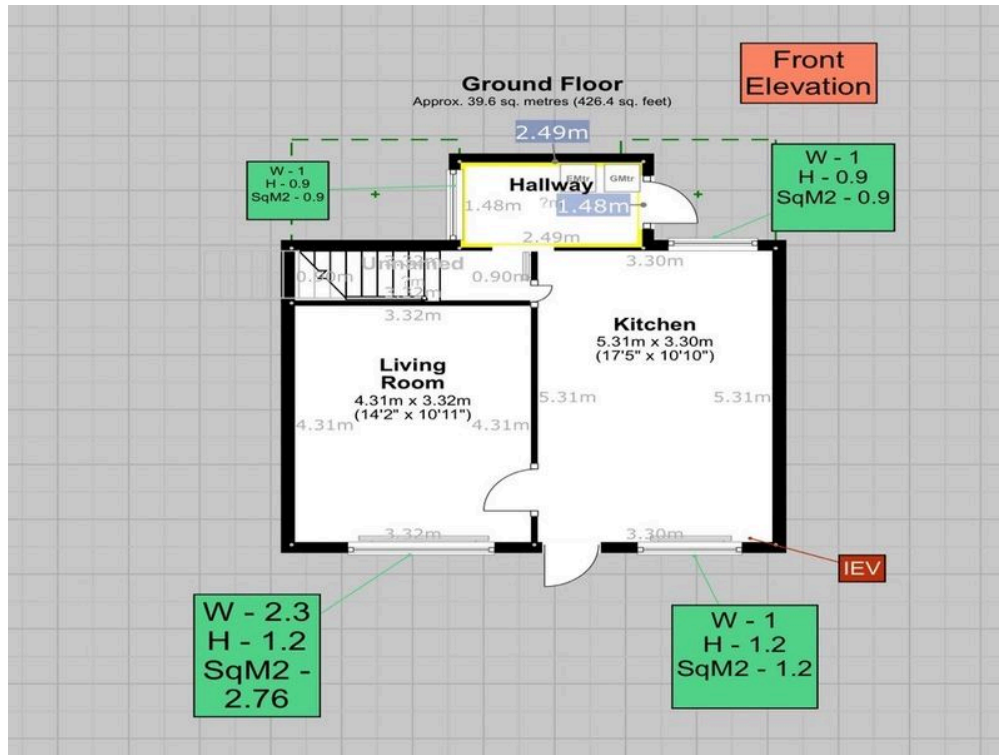
External Elevations:



## Ground Floor

Approx. 39.6 sq. metres (426.3 sq. feet)

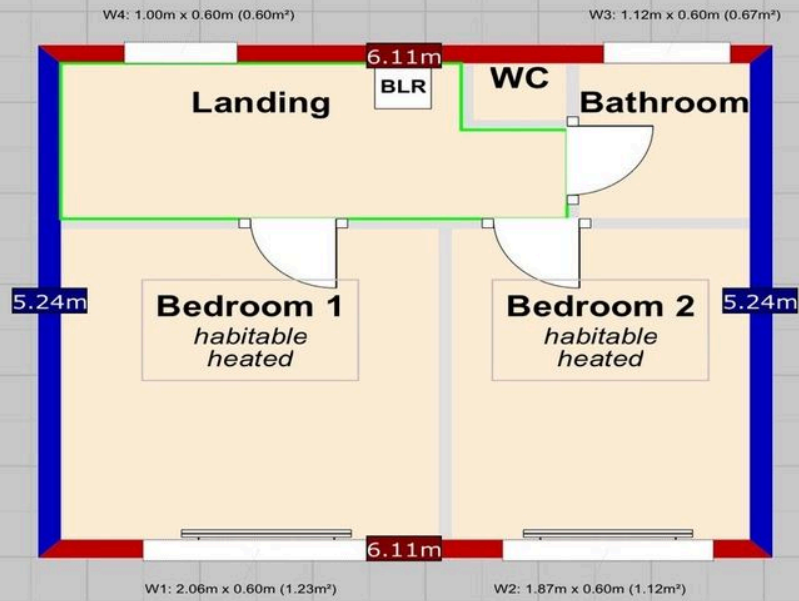






## First Floor

Approx. 32.0 sq. metres (344.5 sq. feet)



# Front Elevation

## First Floor

Area - 32.0 sq. metres (344.6 sq. feet)

W - 1.7  
H - 0.9  
SqM2 - 1.53

W - 1  
H - 0.9  
SqM2 - 0.9

